

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R2-53 Zone, Wilson Attached Dwelling, and to rezone land known as 406 and 408 Wilson Street from the R-2 Zone, Two Family Dwelling District to the R2-53 Zone, Wilson Attached Dwelling District.

The Council of The Corporation of the City of Victoria enacts the following provisions:

- 1 This Bylaw may be cited as the "ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1069)".
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule "B" under the caption PART 2 – Attached Dwelling Zones by adding the following words:  
  
"2.142 R2-53, Wilson Attached Dwelling District"
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 2.141 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 406 and 408 Wilson Street, legally described as Lot 2, Section 31, Esquimalt District, Plan EPP58321, and shown hatched on the map attached to and forming part of this Bylaw as Appendix 1, is removed from the R-2 Zone, Two Family Dwelling District, and placed in the R2-53 Zone, Wilson Attached Dwelling District.

READ A FIRST TIME the                    **23<sup>rd</sup>**    day of                    **June**                    2016

READ A SECOND TIME the                    **23<sup>rd</sup>**    day of                    **June**                    2016

Public hearing held on the                    day of                    2016

READ A THIRD TIME the                    day of                    2016

ADOPTED on the                    day of                    2016

CITY CLERK

MAYOR

**PART 2.142 – R2-53 ZONE, WILSON ATTACHED DWELLING DISTRICT****2.142.1 Permitted Uses in this Zone**

The following uses are the only uses permitted in this Zone:

- a. Two family dwelling
- b. Uses permitted in the R1-B Zone, Single Family Dwelling District

**2.142.2 General**

- a. If a lot has a single family dwelling use:
  - i. the regulations in the R1-B Zone, Single Family Dwelling District apply
  - ii. the regulations in sections 2.142.3 – 2.142.8 do not apply
- b. notwithstanding section 2.142.1, the only use permitted on a lot with a site area less than 230m<sup>2</sup> or with an average lot width less than 7.5m is a private garage

**2.142.3 Site Area, Lot Width**

- a. Site area (minimum) 546m<sup>2</sup>
- b. Site area for each dwelling unit (minimum) 273m<sup>2</sup>
- c. Lot width (minimum average) 15m

**2.142.4 Floor area of the Principal Building**

- a. Floor space ratio (maximum) 0.5:1
- b. Floor area per dwelling unit (minimum) 46m<sup>2</sup>
- c. Floor area, for the first and second storeys combined (maximum) 280m<sup>2</sup>
- d. Floor area, of all floor levels combined (maximum) 380m<sup>2</sup>

**PART 2.142 – R2-53 ZONE, WILSON ATTACHED DWELLING DISTRICT****2.142.5 Height, Storeys, Roof Decks**

- |  |   |
|--|---|
| a. <u>Two family dwelling building</u> (maximum) | 7.6m in <u>height</u> and 2 <u>storeys</u> if the <u>building</u> does not have a <u>basement</u> |
|  | 7.6m in <u>height</u> and 1 ½ <u>storeys</u> if the <u>building</u> has a <u>basement</u>         |
| b. <u>Roof deck</u>                              | Not permitted   |

**2.142.6 Setbacks and Projections**

- |   |   |
|---|---|
| a. <u>Front yard setback</u> (minimum) except for the following maximum projections into the <u>setback</u> : | 7.5m  |
| • steps and <u>porch</u> (maximum)  | 3.5m  |
| • bay windows (maximum)   | 0.6m  |
| b. <u>Rear yard setback</u> (minimum)   | 10.7m or 35% of <u>lot depth</u> whichever is greater                     |
| c. <u>Side yard setbacks</u> from interior <u>lot lines</u> (minimum)   | 1.5m or 10% of the <u>lot</u> width whichever is greater                  |
|   | 3.0m for one <u>side yard</u> when the lot is not serviced by a rear lane |
| d. Combined <u>side yard setbacks</u> (minimum)   | 4.5m  |
| e. <u>Side yard setbacks</u> on a flanking <u>street</u> for a <u>corner lot</u> (minimum)                    | 3.5m or 10% of the <u>lot</u> width whichever is greater                  |
| f. Eave projections into <u>setbacks</u> (maximum)  | 0.75m   |

**2.142.7 Site Coverage, Open Site Space, Parking**

- |                                     |  |
|-------------------------------------|--|
| a. <u>Site coverage</u> (maximum)   | 40%  |
| b. <u>Open site space</u> (minimum) | 30% of the <u>area</u> of the <u>lot</u> and 33% of the <u>rear yard</u> |
| c. Parking                          | Subject to the regulations in Schedule "C"                               |

**PART 2.142 – R2-53 ZONE, WILSON ATTACHED DWELLING DISTRICT**

**2.142.8 Outdoor Features**

- a. The setbacks set out in section 2.142.6 apply to outdoor features, as though they are buildings
- b. Outdoor features may not exceed a height of 3.5m from natural grade or finished grade, whichever is lower

